

gage and other conveyance, resided, saving and reserving the rights of creditors and *bona fide* purchasers, without notice.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals. *Wingert v. Zeigler*, 91 Md. 326.

An. Code, 1924, sec. 85. 1912, sec. 83. 1904, sec. 81. 1888, sec. 80. 1880, ch. 256, sec. 2.

101. All deeds, mortgages and other conveyances, executed and acknowledged by the grantors since the twenty-second day of March, in the year eighteen hundred and sixty-seven, in the county or city in this State in which the grantors then resided, before any other justice of the peace of any other county or city in this State, duly commissioned and qualified, shall be as valid, to all intents and purposes, as if acknowledged in the county or city where the lands or other property, in whole or in part, are situate, before a justice of the peace of said county or city, or as if acknowledged before a justice of the peace of the county or city in which the grantors resided, saving and reserving the rights of creditors and *bona fide* purchasers without notice; this section, however, not to avail, nor to be pleaded, nor given in evidence, nor in any manner to affect litigation pending on April 10, 1880.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals. *Wingert v. Zeigler*, 91 Md. 326.

An. Code, 1924, sec. 86. 1912, sec. 84. 1904, sec. 82. 1888, sec. 81. 1870, ch. 346.
1878, ch. 116.

102. All deeds of conveyance of property in this State which may have been recorded without any certificate of the clerk of any of the courts of this State accompanying the acknowledgment thereof, in cases in which such certificates are necessary and proper, certifying to the official character and signature of the justice of the peace taking the same, and all deeds of conveyance of property in this State which may have been recorded without the seal of the notary public before whom the acknowledgment was taken, having been first attached, when the grantor resided in another State, and the acknowledgment was made in that State, shall be valid to all intents and purposes as if such defect and omission did not exist; provided, that the execution and acknowledgment of such deeds in all other respects conformed to the laws of this State, in such cases made and provided; saving, nevertheless, the rights of *bona fide* purchasers and incumbrancers without notice; also, excepting such as were in suit pending in the courts of law or equity of this state on March 27, 1878.

This is a curative statute. The power to pass such laws has been frequently sustained by the court of appeals. *Wingert v. Zeigler*, 91 Md. 326.

An. Code, 1924, sec. 87. 1912, sec. 85. 1904, sec. 83. 1888, sec. 82. 1888, ch. 485. 1890, ch. 120. 1900, ch. 3. 1904, chs. 123 and 258. 1906, chs. 1, 342, 516 and 783. 1908, ch. 259. 1910, ch. 588 (p. 64). 1912, ch. 85. 1914, ch. 259. 1916, ch. 151, sec. 1. 1918, ch. 396, sec. 1. 1920, ch. 554, sec. 1. 1922, ch. 544, sec. 1. 1924, ch. 431, sec. 85. 1927, ch. 590, sec. 87. 1929, ch. 546, sec. 87. 1931, ch. 312, sec. 87. 1933, ch. 50, sec. 87. 1935, ch. 472, sec. 87.
1939, ch. 44, sec. 87.

103. All deeds, mortgages, releases, bonds of conveyances, bills of sale, chattel mortgages and all other conveyances, of real or personal property, or of any interest therein or agreements relating thereto which may have been executed, acknowledged or recorded in the State subsequent to the passage of the Act of the General Assembly of Maryland, passed at its January Session, 1858, Chapter 208, which may not have been acknowl-